

Howard and Shirley Cook
Willows, West Walberton Lane
Walberton
Arundel
West Sussex
BN18 0QS

Your Ref: OWPC16333
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

16th November 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Planning Application with some matters reserved for up to 157 No. residential dwellings including 30% affordable. This application is a Departure from the Development Plan.

Land East of Wandleys Lane and West of West Walberton Lane Fontwell

Thank you for your internet representation made on 15th November 2017 which has been recorded as '**an objection**' with the comments as follows:

Our objection is prefaced by support for the WPC representations including being contrary to Neighbourhood and Local Plans.

The local infrastructure is insufficient for further high density development with potential flooding and sewerage risks already prevalent in the area. There would also be further strain on social facilities including schools and doctors.

Proposed access on to Wandleys Lane is unbelievable, this being a narrow lane without footpaths or lighting. For the driver you currently need to use this narrow lane with caution often stopping for oncoming traffic. The safety of pedestrian and equestrian users would also be compromised by the additional traffic, which would inevitably include larger delivery vehicles. There are already congestion problems on local and major roads and parking in Barnham would be even worse, as with no increase in jobs locally more commuters will be looking to use the train service, on which we will not comment!

We appreciate that no one is entitled to a view but loss of outlook, light and privacy is something different. Many properties in West Walberton Lane are single storey and residents would be potentially overlooked by taller buildings.

Countryside protection anywhere is paramount and this development would seriously threaten Wandleys copse and the abundant wildlife to be found on this proposed site.

H & S Cook

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you

only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning